

JESSIE MAE MCKISSIC

BOOK 810 PAGE 381

TO: THE CHANCERY CLERK OF DeSoto COUNTY, MISSISSIPPI
FROM: MISSISSIPPI VALLEY GAS COMPANY

7977 Hwy 51 North
Southaven, MS. 38671
(Local Office Address)
(601) 393-7083
(Local Office Telephone Number)

RECEIVED & FILED
W.E. DAVIS
CHANCERY CLERK
FEB 16 3 13 PM '96
113-2-96
DESOTO COUNTY
HERNANDO, MISS.

The attached copy of a Sales Ticket and Security Agreement is filed in lieu of a UCC-1 Financing Statement. This is a "fixture filing" under MCA §75-9-4-2 and should be filed in the appropriate land records. The filing should be indexed as follows:

Lot _____ Block _____	Lot <u>11</u> Subdivision _____ <u>Oak Grove</u>	Section _____ Township _____ Range _____ Quarter Section _____
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A full legal description of the real estate involved is:

() Attached Deed Book 121 Page 398.

OR

(x) as follows:

Legal description of property where located

Lot 11, Oak Grove Subdivision, in Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 13, Page 38 in the office of the Chancery Clerk of DeSoto County, Mississippi.



MISSISSIPPI VALLEY GAS COMPANY

7977 Hwy 51 NORTH
Southaven MS 38671
CITY STATE COUNTY ZIP

A: BUYERS NAME Jesse May McKissic
2948 Caffey
HERNANDO MS 38632
CITY STATE COUNTY ZIP

TO BE COMPLETED BY MVG

ACCOUNT NUMBER		DATE	
100 5147 1		12 8 96	
INTC	OP	CARD	TOWN
45	1	25	10004
TYPE		CLASS	
88		1	
EMP. NO. 4076		DATE 02-14-96	
LOCAL CREDIT APPROVAL		DATE	
CREDIT APPROVAL CODE		DATE	

This Agreement establishes the terms under which the undersigned Buyer will purchase from the named Seller/Installer certain equipment and Mississippi Valley Gas Company (hereinafter referred to as "Company") will advance, and pay in full, costs of such equipment to Seller/Installer and allow Buyer to reimburse Company such costs on an installment basis. The parties agree as follows:

B: EQUIPMENT DESCRIPTION AND COST

QUANTITY	DESCRIPTION	AMOUNT
1	4 TON Furnace 75,000 BTU	900.00
	INSTALLATION	
	SUB-TOTAL	900.00

D: TERMS OF PAYMENT

	AMOUNT
1. ITEMIZATION OF AMOUNT FINANCED A. (SUB-TOTAL AT LEFT)	900.00
B. SALES TAX @ 7% TAX CODE 05	63.00
C. CASH PRICE	963.00
D. CASH DOWN PAYMENT	-0-
E. UNPAID BALANCE OF CASH PRICE	963.00
F. SECURITY INTEREST RECORDING FEE PAID TO PUBLIC OFFICIAL	21.00
2. AMOUNT FINANCED - THE AMOUNT OF CREDIT PROVIDED TO YOU OR ON YOUR BEHALF	984.00
3. FINANCE CHARGE - THE DOLLAR AMOUNT THE CREDIT WILL COST YOU	263.17
4. TOTAL OF PAYMENTS - THE AMOUNT YOU WILL HAVE PAID AFTER YOU HAVE MADE ALL PAYMENTS AS SCHEDULED	1247.17
5. TOTAL SALE PRICE - THE TOTAL COST OF YOUR PURCHASE ON CREDIT, INCLUDING YOUR	1247.17
DOWN PAYMENT OF \$ -0-	1247.17
ANNUAL PERCENTAGE RATE THE COST OF YOUR CREDIT AS A YEARLY RATE	9.75 %

FOR OFFICE USE ONLY
C: Seller/Installer
Name: Air Pro Heating & Cooling, Inc.
Address: 2400 Hwy 51 South
City: Hernando, MS Zip: 38632

Requested by: Jesse May McKissic Date: 2-1-96
Approved By: M. N. Tedford Date: 02-14-96
Approved By: _____ Date: _____
1420 500 VENDOR NO. 016775 963.00

SECURITY: YOU ARE GIVING A SECURITY INTEREST IN:
☒ THE PURCHASED EQUIPMENT LOCATED AT: 2948 Caffey, Hernando, MS
☐ YOUR HOME AT: _____

BUYER AGREES TO PAY THE "TOTAL OF PAYMENTS" SHOWN ABOVE IN 60 MONTHLY INSTALLMENTS AS FOLLOWS:
59 PAYMENTS OF \$ 20.78 AND A FINAL PAYMENT OF \$ 21.15, THE FIRST INSTALLMENT BEING PAYABLE ON THE
DATE OF THE BUYER'S FIRST REGULAR MONTHLY GAS BILL AFTER THE DATE OF THIS CONTRACT AND SUBSEQUENT PAYMENTS
DUE VIA SUBSEQUENT AND CONSECUTIVE GAS SERVICE BILLS UNTIL PAID IN FULL.

The Parties further agree that the terms and conditions on the reverse side hereof shall govern this contract.

BUYER: Jesse May McKissic NAME: Air Pro Heating & Cooling
S.S. # 435-78-2528 BY: Brian Swindle TITLE: District Manager
DATE: 2-1-96 DATE: 02-14-96
CO-BUYER: _____ DATE: _____
S.S. #: _____
DATE: _____

DATA PROCESSING - GENERAL ACCOUNTING

NOTICE: SEE OTHER SIDE FOR IMPORTANT INFORMATION

NOTICE: SEE OTHER SIDE FOR IMPORTANT INFORMATION

Seller/Installer shall invoice Company the amount identified in Section C of the contract. Company will not pay sales tax on Seller/Installer's behalf and any sales tax due shall be paid directly by Seller/Installer to the Mississippi State Tax Commission.

It is agreed that equipment and installation warranties, if any, are offered by the Seller/Installer and not by Company, and all such matters shall be addressed directly between the Buyer and the Seller/Installer. Buyer and Seller/Installer hereby release Company from any liability related to the sale, installation or the associated warranties.

1. Buyer hereby grants to Company a purchase money security interest under the Mississippi Uniform Commercial Code to secure the payment of the indebtedness evidenced above, and Buyer's performance of the items provided here in and to the equipment and the proceeds thereof. Buyer hereby assigns to Company monies payable under any property insurance required herein, including returned or unearned premiums, and Company is hereby authorized to receive and collect same, or settle any claim with respect thereto. Buyer further agrees that Company shall have the right to set off said balance against any funds due Buyer from Company should Buyer be in default hereunder.

2. **IT IS AGREED THAT THE EQUIPMENT SHALL REMAIN PERSONAL PROPERTY NOTWITHSTANDING THE MODE OF ITS ATTACHMENT TO REALTY OR OTHER PROPERTY.** This Security Agreement may cover goods that are to become fixtures and is to be filed for record in the real estate records. A copy of this Security Agreement may be filed in lieu of a UCC-1 Financing Statement pursuant to MCA 75-9-402(1)(5). Company and Seller/Installer claim a security interest in the equipment only and disclaim any related security interest in Buyer's principal dwelling unless a right of recision is given as required by law.

3. Buyer warrants and represents that Buyer is a residential or commercial customer of Company receiving gas service and holding legal title to the real property at the address where the equipment is installed. Buyer agrees that the equipment shall not be removed from the location where originally installed without Company's written consent. In the event the real property upon which the above described equipment is installed, is sold or otherwise transferred by Buyer to another person or entity, the Company shall be entitled to the immediate payment of the principal balance of indebtedness outstanding at the time of such sale or transfer. Buyer shall be considered in default if such balance is not paid within 30 days of such transfer. Buyer shall keep equipment in good repair and condition and insured against all perils.

4. Should the Buyer default in the payment of any installment hereunder for as long as 30 days after the same is due and payable, the Company may, at its option, declare all remaining installments immediately due and owing and may enforce collection in any lawful manner. As an additional remedy, and without impairing any other remedy it may have, the Company may enter upon Buyer's premises in any lawful manner and repossess any of said property for which payments are in default, and may sell the same at public or private sale or may retain the same in satisfaction of the debt. The proceeds of any such sale shall be applied first to the cost of repossession and sale, then to the balance due under this Contract, and the remainder, if any, shall be paid to Buyer.

5. In case of any default, the Buyer agrees to pay interest from the date of default at the annual percentage rate stated in the Contract, and all costs of collection, including a reasonable attorney's fee, whether or not suit is instituted. Presentment for payment, demand, notice of dishonor, protest, notice of protest, and any homestead or personal property exemption addressed by the laws of any state, are hereby waived by the Buyer. Failure by the holder hereof to exercise any option granted it hereunder, shall not constitute a waiver of future rights.

6. The entire agreement between the Buyer and Company is provided herein and any representations, warranties or agreements not contained herein, shall not obligate Company in any way. This agreement shall apply and be binding upon Buyer, his heirs, personal representatives, successors and assigns, but may not be assigned by Buyer without the written consent of Company. The Buyer has the right at any time to pay in advance the unpaid balance due under this Contract, and shall be entitled to adjustments for finance charges not yet accrued.

NOTICE

ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.

DO NOT SIGN THIS CONTRACT BEFORE YOU READ IT, OR IF IT CONTAINS ANY BLANK SPACES. YOU ARE ENTITLED TO AN EXACT COPY OF THIS CONTRACT YOU SIGN.

BUYER ACKNOWLEDGES THAT BEFORE SIGNING, THE CONTRACT WAS COMPLETE AND ALL BLANKS WERE COMPLETELY FILLED IN. BUYER AUTHORIZES COMPANY TO CHECK HIS/HER CREDIT AND EMPLOYMENT HISTORY.